140.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	945,400 / 945,400
					USE VALUE:	945,400 / 945,400
					ASSESSED:	945,400 / 945,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38	-40	NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FORSTALL KEITH W--ETAL
Owner 2:	FORSTALL ABBY WELLING
Owner 3:	
Street 1:	1 PRIDES LN
Street 2:	
Twn/City:	ROCKPORT
St/Prov:	MA Cntry: Own Occ: N
Postal:	01966 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,770 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2224 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5770.000	465,800	5,100	474,500	945,400
Total Card	0.132	465,800	5,100	474,500	945,400
Total Parcel	0.132	465,800	5,100	474,500	945,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.09 | /Parcel: 425.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	90083
GIS Ref	
GIS Ref	
Insp Date	12/15/17

!10831!

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	465,900	5100	5,770.	474,500	945,500	945,500	Year End Roll	12/18/2019
2019	104	FV	364,300	5100	5,770.	444,800	814,200	814,200	Year End Roll	1/3/2019
2018	104	FV	364,300	5100	5,770.	367,700	737,100	737,100	Year End Roll	12/20/2017
2017	104	FV	342,200	5100	5,770.	338,100	685,400	685,400	Year End Roll	1/3/2017
2016	104	FV	342,200	5100	5,770.	308,400	655,700	655,700	Year End	1/4/2016
2015	104	FV	305,900	5100	5,770.	302,500	613,500	613,500	Year End Roll	12/11/2014
2014	104	FV	305,900	5100	5,770.	281,100	592,100	592,100	Year End Roll	12/16/2013
2013	104	FV	317,900	5100	5,770.	267,500	590,500	590,500		12/13/2012

PRINT

Date	Time
12/11/20	01:05:15

LAST REV

Date	Time
05/09/19	11:10:16
jorourke	
10831	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18677-296		11/1/1987		99	No	No		A

USER DEFINED

Prior Id # 1:	90083
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2009	1131	Re-Roof	8,800					
9/10/2004	860	Redo Bat	10,000	C		G6	GR FY06	
7/8/2004	613	Siding	5,000					CEDAR SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2019	Mail Update	JO	Jenny O
12/15/2017	MEAS&NOTICE	HS	Hanne S
11/10/2008	Meas/Inspect	163	PATRIOT
3/31/2005	Permit Visit	BR	B Rossignol
3/12/2005	External Ins	BR	B Rossignol
12/1/1999	Mailer Sent		
11/18/1999	Measured	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5770		Sq. Ft.	Site		0	80.	1.03	9									474,479						474,500	

Total AC/HA:	0.13246	Total SF/SM:	5770	Parcel LUC:	104	Two Family	Prime NB Desc:	Brackett	Total:	474,479	Spl Credit		Total:	474,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	DK GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12212229
Const Adj.:	0.98980200
Adj $ / SQ:	188.815
Other Features:	121000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	632890
Depreciation:	167083
Depreciated Total:	465807

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	1	HB					

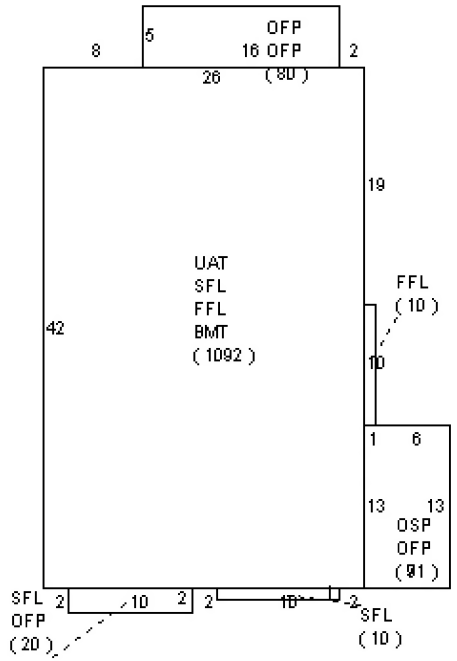
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	188.82
Special Features:	0	Val/Su Net:	117.89
Final Total:	465800	Val/Su SzAd	209.44

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,122	188.820	211,851
FFL	First Floor	1,102	188.820	208,075
BMT	Basement	1,092	56.640	61,856
UAT	Upper Attic	273	75.530	20,619
OFP	Open Porch	271	22.360	6,059
OSP	Screen Porch	91	37.710	3,431
	Net Sketched Area:	3,951	Total:	511,891
Size Ad	2224	Gross Are	4770	FinArea 2224

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100